



27 Spartan Close, Wootton, Northampton, NN4 6JW

Merrys are delighted to offer for sale this superb detached residence which has been carefully extended and improved by the current owners. The spacious accommodation is arranged over three floors and now comprises entrance hall, cloakroom/WC, study, lounge, kitchen/family room, utility room, four bedrooms with two en-suite shower rooms and family bathroom on the first floor and a further two bedrooms and a shower room on the second floor. Externally there are well tended gardens and a double detached garage. Internally the improvements include an impressive extension to the kitchen/family room which offers a hand made kitchen with range cooker, integrated dishwasher and under floor heating. On the first floor one of the bedrooms has been extended a now offers an en-suite shower room. The property also offers uPVC double glazing and gas radiator central heating. An early viewing is highly recommended.

£525,000

ACCOMMODATION

Ground Floor

Entrance Hall

Entrance via double glazed entrance door, stairs to the first floor, wood laminate flooring, single radiator, under stairs cupboard.

Cloakroom/WC

Close coupled WC, wash hand basin, double glazed window to the side, single radiator, tiled flooring.



Study

11' 5" x 9' 3" (3.48m x 2.82m) Two double glazed windows to the front, wood laminate flooring, single radiator, telephone point.

Lounge

23' 4" x 11' 6" (7.11m x 3.51m) Double glazed window to the front, French doors to the rear, fireplace with inset real flame gas fire, wood laminate flooring, TV point, telephone point, thermostat.

Kitchen/Family Room

21' 9" Max x 19' 3" Max (6.63m x 5.87m) An L-shaped room which has been extended. Hand built kitchen which offers a range cooker, integrated dishwasher, granite work surfaces, under floor heating, double glazed window to the rear, French doors to the rear, electronically operated Velux windows, vaulted ceiling, spot lights.

Utility Room

7' 1" x 4' 9" (2.16m x 1.45m) Gas boiler, sink with cupboard under, plumbing for washing machine, double glazed door to the side.



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Landing

Stairs to the second floor.

Bedroom 1

13' 5" x 11' 6" (4.09m x 3.51m) Double glazed window to the front, single radiator, TV point, archway to dressing room and en-suite.

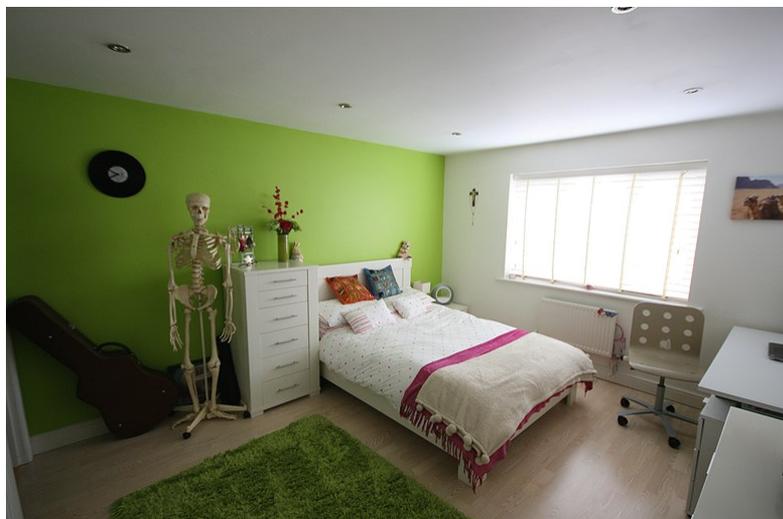
Dressing Room: Three built in wardrobes double glazed window to the rear, single radiator.

En-Suite Shower Room

Double tiled shower cubicle with mains fed shower unit, close coupled WC, wash hand basin, single radiator, double glazed window to the front, extractor, spot lights.

Bedroom 2

12' 10" x 11' 8" (3.91m x 3.56m) Two double glazed windows to the front, single radiator, built in double wardrobe, single radiator, spot lights.



En-Suite Shower Room

Corner tiled shower cubicle with mains fed shower unit, close coupled WC, wash hand basin, towel radiator, spot lights.

Bedroom 3

9' 5" x 9' 2" (2.87m x 2.79m) Double glazed window to the rear, built in double wardrobe, single radiator.

Bedroom 4

9' 1" x 8' 4" (2.77m x 2.54m) Double glazed window to the rear, built in double wardrobe, single radiator.

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Bathroom

Panelled bath, close coupled WC, wash hand basin, separate tiled shower cubicle, double glazed window to the rear, spot lights, extractor.

Second floor

Storage cupboard, single radiator, Velux window.

Bedroom 5

11' 11" x 13' 8" (3.63m x 4.17m) Double glazed window to the rear, single radiator, restricted headroom.



Bedroom 6

11' 6" x 13' 8" (3.51m x 4.17m) Double glazed window to the rear, single radiator, restricted headroom.

Shower Room

Tiled shower cubicle, close coupled WC, wash hand basin, towel radiator, spot lights, extractor.

Front Garden

Low maintenance frontage, flower beds, gated side access, driveway to double detached garage.

Double Garage

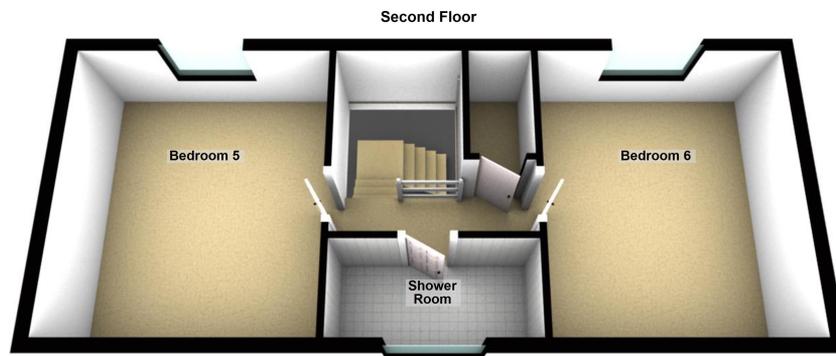
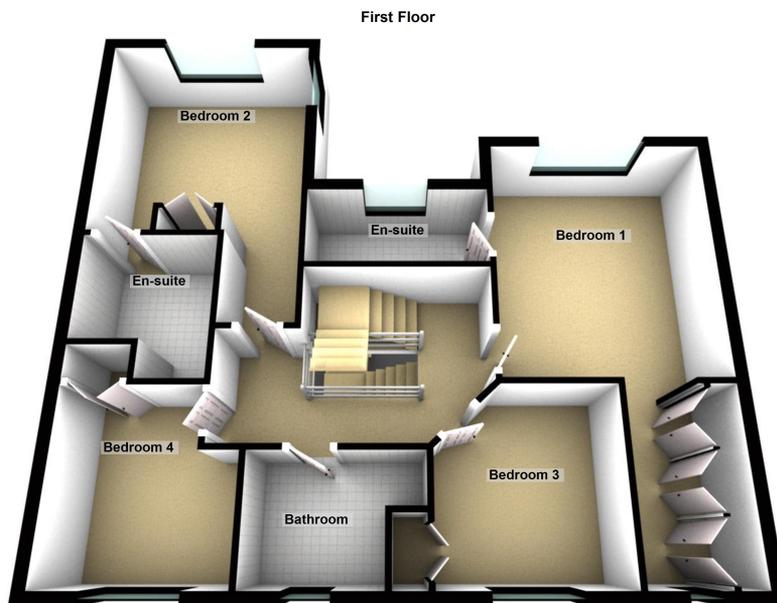
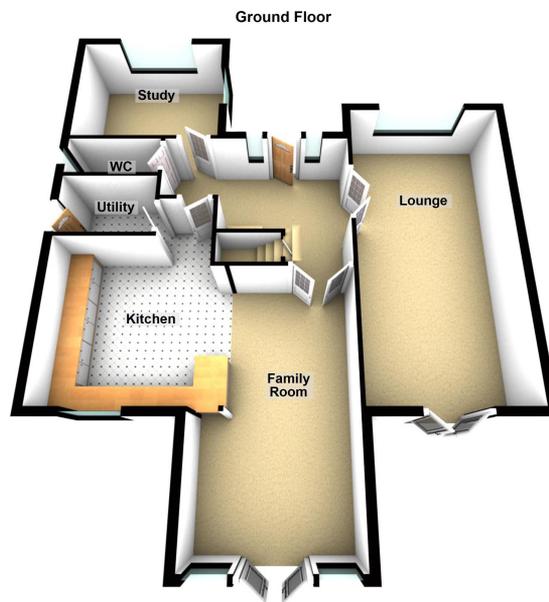
Two up and over doors, power and light connected.

Rear Garden

Landscaped rear garden which is not overlooked to the rear, lawn, paved patio's raised flower beds, stone retaining walls, external tap.



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